



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

October 18, 2011

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

## ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

30 October 18, 2011

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

### **FINDINGS AND ORDERS OF THE BUILDING REHABILITATION APPEALS BOARD IN THE UNINCORPORATED AREAS OF AZUSA, BLACK BUTTE, AND LAKE LOS ANGELES (SUPERVISORIAL DISTRICT 5) (3 VOTES)**

#### **SUBJECT**

This action will adopt the findings and orders of the Building Rehabilitation Appeals Board pursuant to Title 26 of the Los Angeles County Code, Building Code, which provides for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

#### **IT IS RECOMMENDED THAT YOUR BOARD:**

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

23400 East Fork Road, Azusa, California 91702  
18255 East Avenue S, Black Butte, California 93591  
40115 Ronar Street, Lake Los Angeles, California 93591

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to provide for abatement of public nuisances through rehabilitation procedures. Title 26 of the Los Angeles County Code, Building Code, provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provisions of Operational Effectiveness (Goal 1) and Community and Municipal Services (Goal 3) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

### **FISCAL IMPACT/FINANCING**

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owners. Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Building Code provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before your Board and be heard prior to abatement of the nuisance(s) by the County. However, your Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

ADDRESS: 23400 East Fork Road, Azusa, California 91702

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by October 21, 2011, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation and maintained cleared thereafter, (b) that by October 21, 2011, the structure(s) be closed to prevent unauthorized entry and maintained closed thereafter, and (c) that by October 21, 2011, permits be obtained and the structure(s) be repaired to Code, rebuilt to Code, or demolished. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

#### **List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of

such adjacent properties.

2. The property contains over 20 buildings that are open and accessible to juveniles and transients, dilapidated, apparently abandoned, fire damaged, and a health, fire, and safety hazard to the adjacent community. The buildings or structures must be secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto.\*
3. The buildings contain deteriorated and damaged floor supports.
4. Portions of the walls are defective, deteriorated, or damaged and lack a protective coat of paint.
5. Doors and windows are broken or missing.
6. The buildings contain deteriorated or damaged ceiling and roof supports.
7. The required heating systems are inoperable, missing, or damaged.
8. The electrical services are noncomplying, missing, damaged, or potentially hazardous.
9. The potable water systems of the dwellings are missing, damaged, or insanitary.
10. The water heaters, lavatories, bath facilities, kitchen sinks, and laundry trays or standpipes are inoperable, missing, damaged, or insanitary.
11. The buildings contain defective, deteriorated, or damaged drain, waste, and vent systems.
12. Overgrown vegetation and weeds constituting an unsightly appearance.
13. Miscellaneous articles of personal property scattered about the premises.
14. Trash, junk, and debris scattered about the premises.
15. Trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

\*The following option was given to the owner

"If, in your opinion, the building or structure is sufficiently secured or closed, or for any other reason you cannot comply with Item Number 2 on this 'List of Defects,' you may request a hearing within ten days of receipt of this notice. If the required work is not performed within ten days after service of this notice and if a timely demand for a hearing is not made, the County may perform the work at the expense of the said owner."

ADDRESS: 18255 East Avenue S, Black Butte, California 93591

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by

October 21, 2011, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that by October 21, 2011, the abandoned, wrecked, dismantled, or inoperable vehicle(s) including trailers and parts be removed and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standard of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.
5. Trailers stored for unreasonable periods of time in yard areas contiguous to streets or highways.
6. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 40115 Ronar Street, Lake Los Angeles, California 93591

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by October 21, 2011, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation, if substantial progress, extend to November 21, 2011, and maintained cleared thereafter and (b) that by October 21, 2011, the abandoned, wrecked, dismantled, or inoperable vehicle(s) including boat(s) and parts be removed, if substantial progress, extend to November 21, 2011 and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.
5. Trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
6. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Not applicable.

**CONCLUSION**

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this letter to the Department of Public Works, Building and Safety Division.

Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The script is cursive and fluid.

GAIL FARBER

Director

GF:RP:nm

c: Chief Executive Office (Rita Robinson)  
County Counsel  
Executive Office